



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## **ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES WEDNESDAY, NOVEMBER 12, 2014, 7:00 PM**

**PRESENT:** Chairman Sean Kelly, David Hurley, Stanislav Moline and Alternate Donna Resutek

**ABSENT:** Vice Chairman Chris Todd, Gilbert Gamboa and Alternate Stefanie Cunningham

### **STAFF**

**PRESENT:** Lisa Houlihan, Town Planner

### **I. CALL TO ORDER:**

Chairman Kelly called the meeting to order at 7:02 p.m.

### **II. PUBLIC COMMENTS: NONE**

### **III. NEW BUSINESS:**

#### **1. Discussion Regarding Route 83 Corridor Study - Draft Report (8/18/14)**

The commissioners were unable to review the report before the meeting.

Lisa Houlihan, Town Planner, stated that the Planning & Zoning Commission (PZC) has reviewed pages 1-37 of the draft report; noting that pages 38 and beyond focus on design elements and need to be reviewed by the Design Review Board (DRB). The PZC will meet again on November 24, 2014, and Ms. Houlihan anticipates they will finish reviewing the document at that meeting. Most likely, a compilation of comments/suggestions will be produced as a revised draft for the PZC to review at the December meeting. This will not become a formal document until it has been reviewed at a public information meeting which is anticipated to occur sometime in January. After that review, the PZC will decide how they would like to adopt it. If they choose to adopt it as a formal part of the Plan of Conservation & Development (POCD) it requires a 65 day notice in advance of the public hearing to the Board of Selectmen (BOS) and the regional planning agency.

Commissioner Hurley asked what the findings were on the traffic analysis. Ms. Houlihan noted the POCD information conducted with assistance from Glenn Chalder, Planimetrics, noting known intersection issues and the need to improve pedestrian access along the corridor. This is an overall guide and includes guidance for some future recommendations. The overall statement in the study deals with Route 83 in its current state noting that it is unlikely the State of Connecticut will make improvements to Route

83. Improvements such as increasing lanes and street lights could happen during the development process.

Ms. Houlihan reviewed the draft study with the commission. Reviewing existing zoning and potential zone changes along Route 83 and what those changes would involve.

The commission agreed they would like to have complete streets, to connect the center of the town with the corridor, and maximize retail and commercial development..

Commissioners will review the draft report and discuss this at their next meeting.

#### **NO MOTIONS OR DECISIONS**

#### **IV. ACTIVE BUSINESS:**

##### **1. Discussion Regarding Future Business Event**

Chairman Kelly asked to table discussion on this item until next month.

#### **NO MOTIONS OR DECISIONS**

##### **2. Report: Tolland County Chamber of Commerce (TCCC)**

Ms. Houlihan and Chairman Kelly attended the TCCC Lifestyles Expo event at the Star Hill Family Athletic Center, Tolland, CT on November 8, 2014, with the Tolland County Chamber of Commerce Economic Development Committee. Chairman Kelly stated that although the expo was full of events he would not attend it in the future since it was not focused on economic development enough. He noted that the event was free due to the benefits of being a member of the TCCC.

Chairman Kelly stated the Farmers' Market provided a Winter Market Poster for advertising and magnets for distribution. He also noted that a flyer was present about the Tax Abatement Program and included testimonials from Kloter and Earthlight.

Ms. Houlihan attended the October 14th and November 4th TCCC meetings, noting the bulk of the discussion revolved around the Annual Meeting and the Lifestyles Expo. She also attended the 57<sup>th</sup> Annual TCCC meeting on October 22nd at Ellington Ridge Country Club. She noted that according to the longstanding members, attendance was at an all time high with over 100 people in attendance. She stated that comments were offered by current, past and outgoing board members, and annual awards given for best new business, beautification, and economic development. Anytime Fitness in Ellington received a best new business award. There were also presentations by the Young Professionals Group, Healthy CT, and Eastern Connecticut Health Network (ECHN).

#### **NO MOTIONS OR DECISIONS**

##### **3. Report: Agricultural Initiatives**

Ms. Houlihan stated that the Farmland Preservation Program for the McKnight Farm should close by month's end. She also noted that a formal survey is underway for Bahler Farms .

#### **NO MOTIONS OR DECISIONS**

#### **4. Report: Business Directory/Business Surveys and Site Visits**

Ms. Houlihan stated that Troy Ciesco, Land Use Technician, provided the commission with an update to the business directory noting 2 new businesses have signed up since last meeting.

The Commission discussed more ways to get the word out regarding the Business Directory and suggested an update be placed in each Ellington Connection.

Discussion ensued.

#### **NO MOTIONS OR DECISIONS**

#### **5. Report: Tax Incentive Programs**

Ms. Houlihan recapped last month's discussion regarding C-PACE. She will continue to work with the First Selectman's Office to obtain information about the recent authorization supporting C-PACE and have it posted on the EDC's webpage.

#### **NO MOTIONS OR DECISIONS**

#### **6. Report: Current Economic Activity**

Nothing to report.

#### **NO MOTIONS OR DECISIONS**

### **IV. ADMINISTRATIVE BUSINESS:**

#### **1. Approval of the October 8, 2014 meeting minutes.**

**MOVED (RESUTEK), SECONDED (MOLINE) AND PASSED UNANIMOUSLY TO APPROVE THE OCTOBER 8, 2014 MEETING MINUTES AS REVISED WITH THE FOLLOWING CHANGES:**

**PAGE 1 DELETE: "ACTING RECORDING SECRETARY"**

**PAGE 1, ITEM 1 THE LAST PARAGRAPH SHOULD READ "COMMISSIONER RESUTEK NOTED HER RECOLLECTION THAT BARN YARD WAS NOT UNDER PRESSURE TO PROCEED WITH CONSTRUCTION." AND, "BARNYARD" SHOULD BE "BARN YARD" WHEREVER IT APPEARS.**

**PAGE 1, ITEM 1 DELETE "NO MOTIONS OR DECISIONS"**

**PAGE 3, ITEM 6 DELETE "NO MOTIONS OR DECISIONS" AND REPLACE "NOTHING TO REPORT" WITH "RECENTLY, THE BOARD OF SELECTMEN (BOS) ENDORSED C-PACE (COMMERCIAL AND INDUSTRIAL PROPERTY ASSESSED CLEAN ENERGY), A PROGRAM THAT FUNDS ENERGY**

**EFFICIENT UPGRADES THROUGH LOW INTEREST FINANCING. THE COMMISSION SPOKE ABOUT WAYS TO ADVERTISE THE AVAILABILITY OF THE PROGRAM."**

**PAGE 3, ITEM 2 ADD ANOTHER ITEM, ITEM 'C' AS "THE COMMISSION NOTED THE DRAFT ROUTE 83 CORRIDOR STUDY. COMMISSIONERS WILL DISCUSS THE DRAFT REPORT AT THE NEXT MEETING."**

2. Approval of the 2015 EDC Meeting Schedule.

**MOVED (HURLEY), SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO APPROVE THE ECONOMIC DEVELOPMENT COMMISSION MEETING SCHEDULE FOR 2015 AS PRESENTED.**

3. Correspondence:

- a. Letter from Timothy Schneider, owner of Earthlight Solar & Energy Solutions, dated October 23, 2014 - Tax Abatement Testimonial.
- b. Letter from Peter Welti, President of Kloter Farms, dated October 16, 2014 - Tax Abatement Testimonial.

Chairman Kelly thought both testimonials were very well written and encouraged the commissioners to review them.

- c. Email from Stevie Field, US ROI Research on Investment (dated 10/28/14).

Chairman Kelly asked that we extend an invite to Stevie Field to attend an upcoming meeting. Ms. Houlihan stated she will extend an invite on behalf of the EDC.

- d. Tolland County Chamber of Commerce - 2015 Community & Visitors Guide.

The Commission discussed whether or not they would like to be a part of Community & Visitors Guide. It was agreed not to participate.

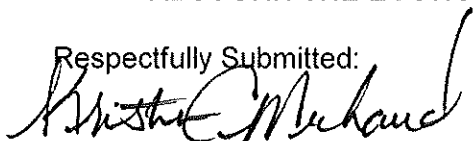
- e. Memo to Agency Chairpersons and Department Heads from Maurice Blanchette, First Selectman, dated October 15, 2014, regarding the 2015-2016 Capital Improvement Budget Requests.

**SO NOTED**

**V. ADJOURNMENT:**

**MOVED (HURLEY), SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:30 P.M.**

Respectfully Submitted:



Kristin Michaud  
Recording Clerk